

**TOWN OF PLATTSBURGH PLANNING BOARD CONSIDERATION OF THE
FOLLOWING:**

UMS PROPERTIES DISTRIBUTION CENTER SITE PLAN 2024- Request to construct a 774,750. sq. ft. warehouse and distribution facility with an office area and related site improvements. **AREA VARIANCES REQUIRED** Located on Salmon River Rd and Route 22 with public water and private sewer; Zoned I*; Tax Map Parcels 245.-4-16.2, 22.11, 40.1, & 41. Owners Iona Brand Revocable Living Trust, Thomas LeClair Living Trust and Robert & Rita Brunell; Applicant UMS Properties LLC; Engineer RMS

ACCEPTANCE OF FINAL SCOPING DOCUMENT

Resolution #24-58

WHEREAS, UMS Property, LLC (“UMS”) wishes to develop approximately 50 acres of a 139acre real property located on the west side of State Route 22, between Salmon River Road and Archie Bourdeau Road in the Town of Plattsburgh, County of Clinton, for the purpose of constructing a new warehouse and distribution facility along with associated parking, stormwater, energy, utility, and transportation improvements (the “Project”); and

WHEREAS, the Town of Plattsburgh Planning Board (Planning Board) declared its intent to act as lead agency in order to complete an assessment of the Project pursuant to Article 8 of the Environmental Conservation Law and 6 N.Y.C.R.R. Part 617 (collectively referred to as “SEQRA”); and

WHEREAS, the Planning Board notified all involved agencies, and provided the same with Part 1 of the FEAF, on at least thirty (30) days' notice that the Planning Board intended to act as Lead Agency pursuant to SEQRA, and no objection to the Planning Board assuming such status was made; and

WHEREAS, on August 6, 2024, Planning Board accepted lead agency status and issued a positive declaration pursuant to SEQRA requiring that an environmental impact statement (“EIS”) be prepared assessing the potential significant adverse environmental impacts presented by the Project; and

WHEREAS, Planning Board directed that a Draft Scoping Document be prepared outlining the potential impacts to be assessed in a draft EIS; and

WHEREAS, a Draft Scoping Document was accepted by the Planning Board on August 6, 2024; and

WHEREAS, a Draft Scoping Document was made available on the Town website and notice of the document was posted in the Press Republican newspaper, and mailed to property abutters within 500 feet of the subject property; and

WHEREAS, after completion of a public comment period which ran from August 6, 2024 to September 17, 2024, and a public hearing on September 17, 2024, the Planning Board received a Final Scoping Document pursuant to SEQRA.

